

**Century Point 17504 / 17520 111 Avenue NW***Edmonton, Alberta*

## PROPERTY HIGHLIGHTS

- Located on 111 Avenue NW
- Quick access to Yellowhead Trail, Anthony Henday, and 170 Street
- Proximity to multiple automotive dealerships and distribution centres
- 6,015 businesses within a 5-kilometer radius
- Fibre optics available within the property
- 36,094 SF of office and warehouse space available
- 4,067 SF Minimum Contiguous
- 23,848 SF of office & warehouse space in unit 17520 with option to turn into 13,848 SF of industrial warehouse

### Site Tour Information

*Site tours by appointment only*Miguel Martinez | Edmonton Leasing Manager 780-729-4583 | [miguel@yorkrealty.ca](mailto:miguel@yorkrealty.ca)Lucas Leisen | Leasing Administrator 780.934.2929 | [lucas@yorkrealty.ca](mailto:lucas@yorkrealty.ca)**YORKREALTY.CA****Canadian Western Bank Place**

Suite 1600, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

## Century Point 17504 / 17520 111 Avenue NW

Edmonton, Alberta



DETAILS	
Address	17504 / 17520 111 Avenue NW
Zoning	Industrial Business Zone (IB)
Size	17504: 12,246 SF 17520: 23,848 SF
Built	2005
Heating	Rooftop HVAC units
Interior	Suspended acoustic tile
Loading	17504: Two (2) Grade Doors 17520: Multiple Gade Doors to be added
Lighting	To be upgraded to LED
Construction	Concrete & steel
Sprinklers	Yes
Fibre Optics	Available
Parking	Available



LEASE INFORMATION	
Lease Rate	Market
Operating Costs	\$5.18 PSF (est. 2021)
Available	17504: Immediately 17520: June 2022

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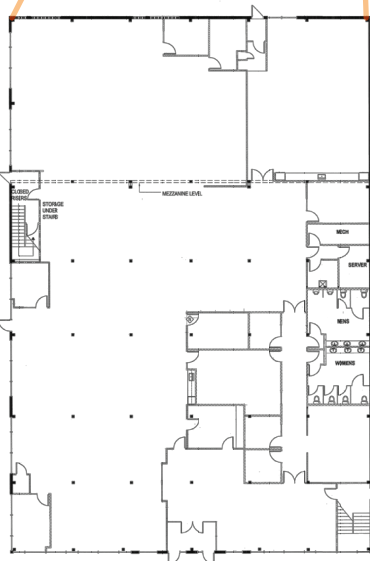
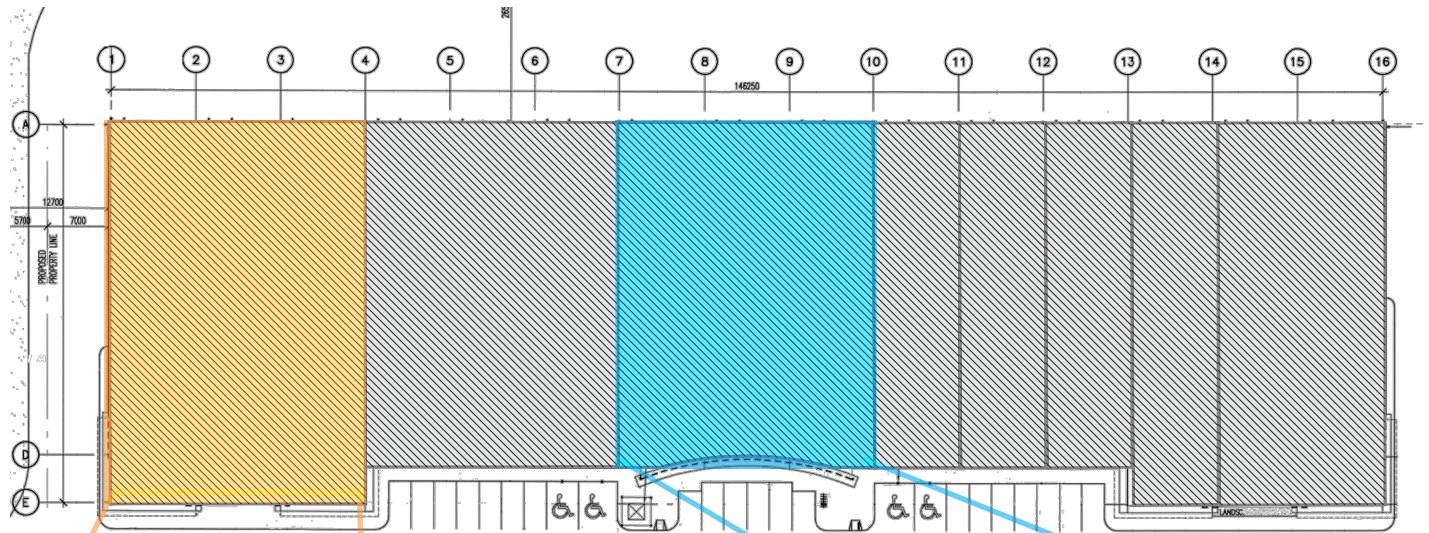
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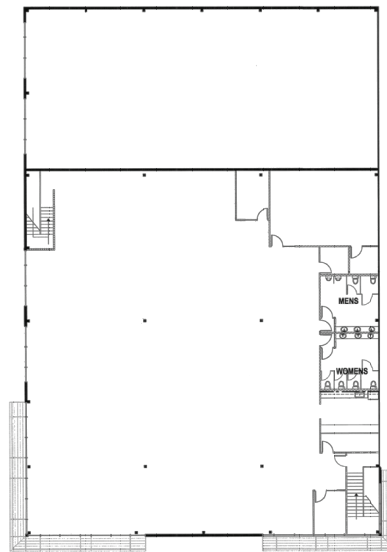
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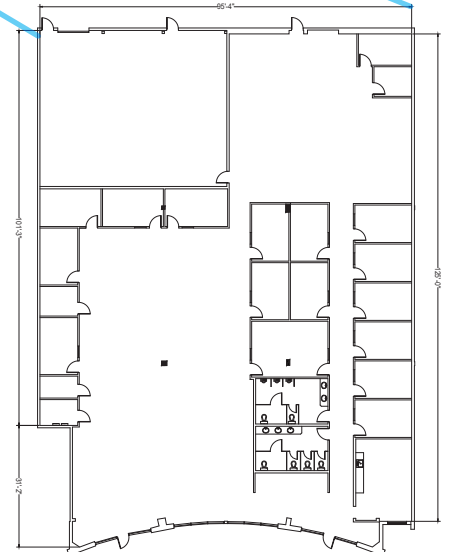
## SITE PLAN



17520 MAIN FLOOR



17520 MEZZANINE



17504 MAIN FLOOR

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## AREA STATS



**6,015**

**Number of Businesses**

2,992

Service Sector

1,692

Wholesale & Retail Trade

632

Construction

411

Manufacturing

178

Transportation & Warehousing

110

Other

WITHIN 5 KMS



**137,911**

**Day Time  
Population**

WITHIN 5 KMS

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